

3590

W Plumb Ln

Suite A

RENO, NV 89509

OFFICE
FOR LEASE



FRED MILLER, SIOR

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BS.5865

CORFAC
INTERNATIONAL

3590

W Plumb Ln

Suite A

RENO, NV 89509



\$2.55
SF NNN



1,179 SF
Available

SUITE #A SIZE | 1,179 SF

LEASE RATE | \$2.55 PSF NNN
OPEX ~ \$0.37 PSF

ZONING | SPD
SPECIFIC PLAN DISTRICT

YEAR BUILT | 1997

AREA MAP



DOWNTOWN

3590

W PLUMB LN, SUITE A

W PLUMB LN

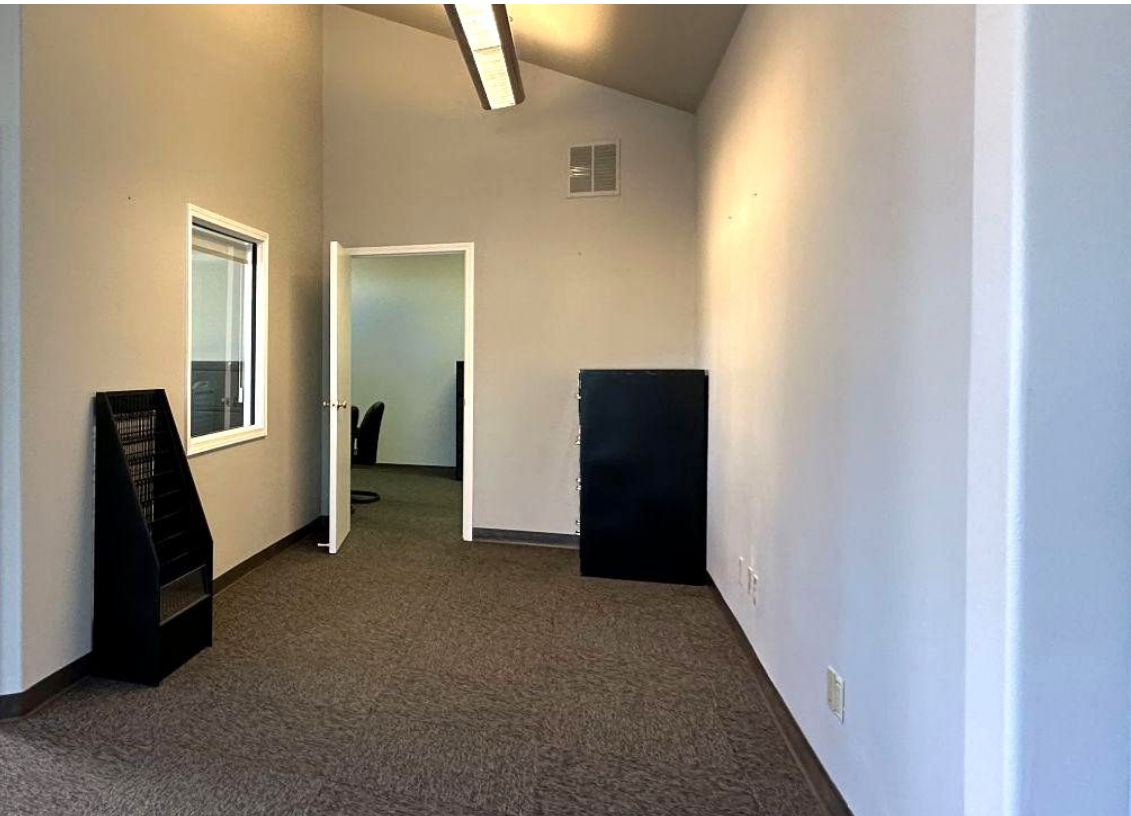
S MCCARRAN
BLVD

N

ABOUT THE PROPERTY

- Located on corner of Plumb Ln and S McCarran Blvd, near I-80 and Downtown Reno
- Two private offices, with the option to convert one into a small conference room, plus a reception area.
- Features two entrances, with space for signage on the northeast side of the building.
- Shared bathroom and breakroom with neighboring tenant.
- Ample parking available.

SUITE A



AREA MAP

S MCCARRAN BLVD

PLUMB LN

3590
W PLUMB LN, SUITE A

Edward Jones®

 **Catholic Charities**
of Northern Nevada

ACTIVE
PHYSICAL
THERAPY | *Sperak · Anderson*
ATHLETIC • ORTHOPAEDIC • SPINE

 **LIL'LO**
eatery





NORTHERN NEVADA A Smart Choice for Growth

HOME TO INDUSTRY GIANTS

Ranked in TOP 10 states
for best business tax
climate and business
incentives.

TESLA

EdgeCore™
Digital Infrastructure



Google

switch

LYTEN

NEW DEANTRONICS

Microsoft

Panasonic.

its
logistics

REDWOOD
MATERIALS



19K
UNDERGRADUATE
STUDENTS

23K
TOTAL
STUDENTS

4K
GRADUATE
STUDENTS

R1 - University for Research by Carnegie Classifications



20 MINUTES
TAHOE RENO
INDUST. CENTER



"Super-Loop"
Fiber Network
IN PROGRESS



America's
DATA & TECH
Growth Frontier



22 MINUTES
Commute Time



WORKFORCE DEVELOPMENT

- Lowest labor costs in the Western U.S.
- 35K+ students at UNR & TMCC
- 10-year surge in manufacturing jobs
- MSA population growing 1.4% annually



3.5 HOURS
TO BAY AREA



2 HOURS
TO SACRAMENTO



NEVADA LITHIUM LOOP
Closed-loop system for lithium
extraction, processing, and
battery material recycling to
support sustainable domestic
EV supply chains.

Recognized by *US News* for being the No. 7
across the nation for Business Environment.

– US News (2024)

Nevada is the 6th fastest-growing state in the nation,
according to the latest *U.S. Census* data.

– U.S. Census Bureau (2025)



Business Assistance Programs



Sales, Use & Modified Business Tax Abatements



Incentives for Equipment, Property & Recycling



**Specialized
Programs for
Data Centers and
Aviation**

Opportunity Zones

Northern Nevada offers multiple federally designated Opportunity Zones, supporting long-term investment and development.

Qualified Opportunity Zone investments offer:



Deferred capital gains



Step-up in basis



Permanent exclusion of qualifying gains

Nevada Tax Climate

Nevada's tax structure is designed for business success:

- Corporate or Personal Income Tax
- Inventory or Franchise Tax
- Capital Gains or Inheritance Tax

One of the most competitive tax climates in the U.S., ranked among the best for business.



NORTHERN NEVADA TOP COMPANIES

5.4M SF

Tesla Gigafactory

1.3M SF

7.2M SF Planned Switch Campus



FORMAT

STATE OF
NEVADA

switch



INSURANCE



AMERCO



snc SIERRA
NEVADA
CORPORATION



HEALTH



MONARCH.
CASINO RESORT SPA • BLACK HAWK

TAX COMPARISONS	NV	CALIFORNIA	ARIZONA	UTAH	IDAHO	OREGON	WASHINGTON
state corporate income tax	NO	8.84%	4.9%	4.85%	6.5%	6.6%	NO
individual income tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	NO
payroll tax	>1.17%	>1.5%	NO	NO	NO	>.9%	.92%
capital gains tax	NO	<13.3%	<2.5%	4.55%	5.695%	<9.9%	7-9.9%



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